

# FOR LEASE

## 486 Raleigh Ave., El Cajon, CA 92020



For more information contact:

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# 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE



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**Property Type:** Freestanding Industrial Building.

**Total Building:** 5,963 SF

**Office Area:** Reception, 2 privates, Conference room, 2 restrooms

**Clear Height:** Approximately 18' at highest point

**Fire System:** Sprinklers

**Building Power:** Two 200 Amps 3 Phase panels / Gas Served

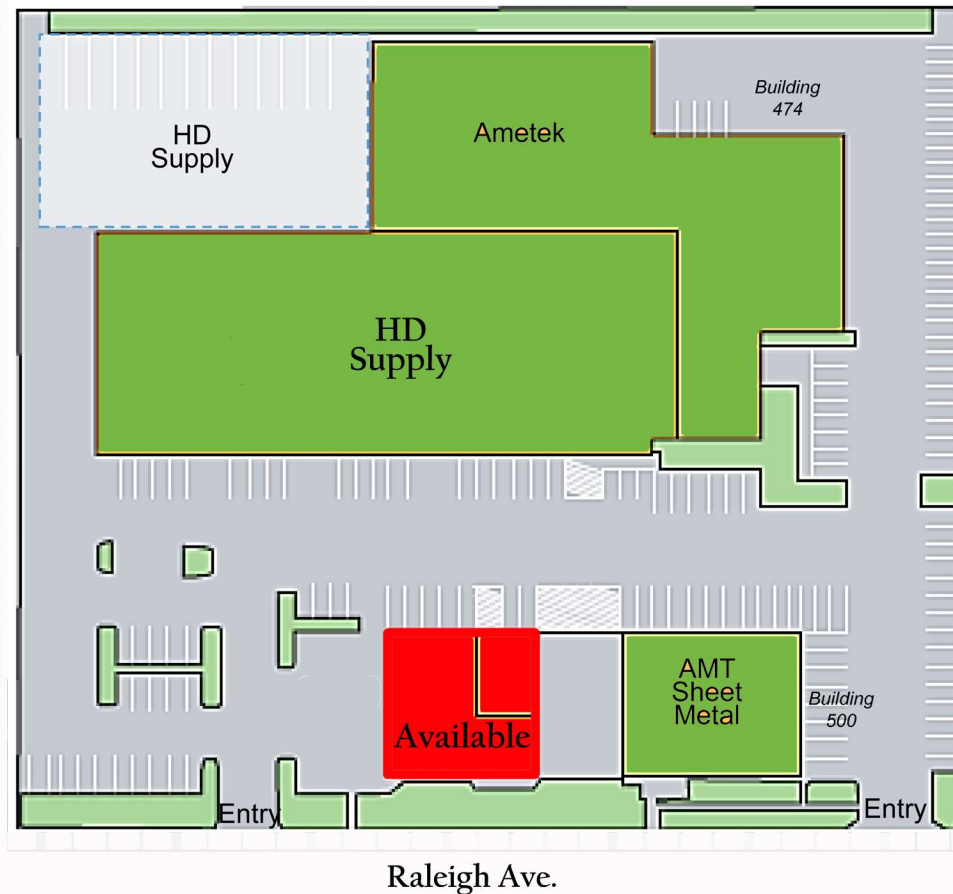
**Loading:** 2 Grade level doors

**Parking:** Concrete driveways and parking area

**Zoning:** City of El Cajon M Zone (Manufacturing)

**Location:** Just off the interstate 8 at Johnson Ave. Head south on Johnson Ave. a short distance then turn west on Benedict, then turn north on Raleigh Ave.

**Lease Rate:** \$1.30 per SF NNN (NNN = \$.28)



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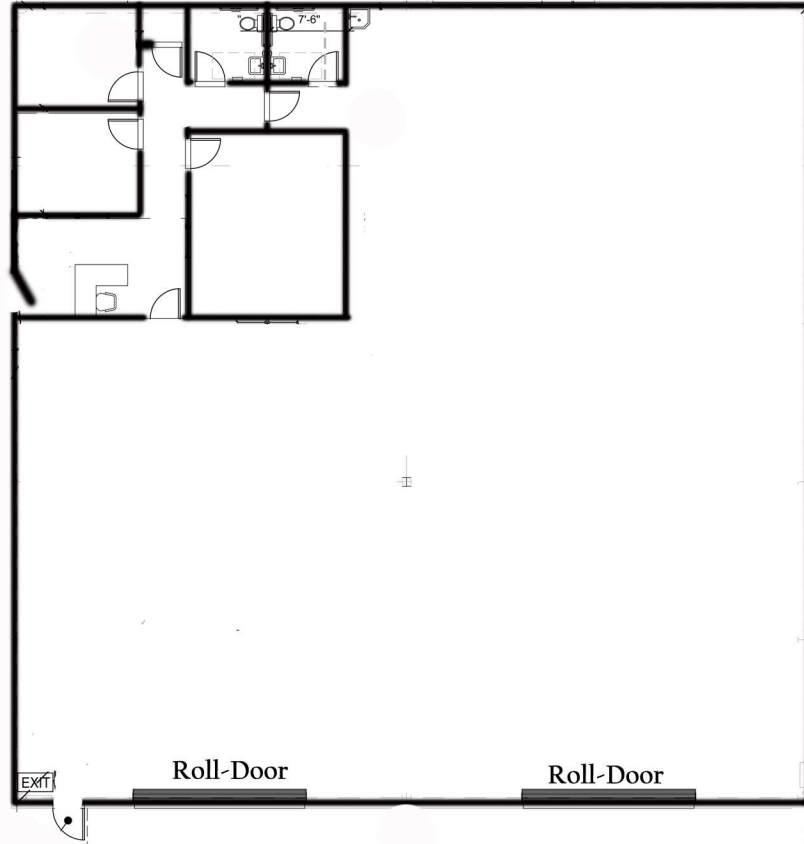


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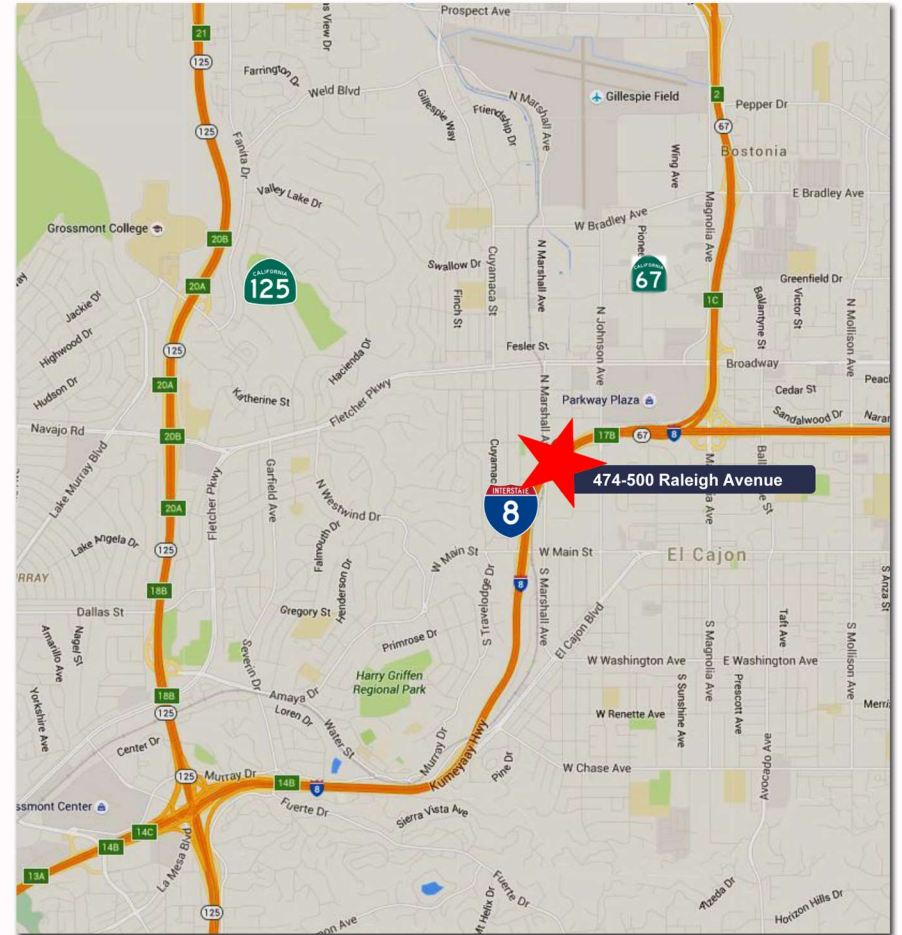
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Floor Plan ( New Office Build Out )



\*Not to Scale



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